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City of Paterson
Zoning Board of
Adjustment

125 Ellison Street, 4th Floor
Paterson, New Jersey 07505
Tel (973) 321-1343
Fax (973) 321-1345

Marco A. Laracca, Esq.
Counsel to the Board

Gary Paparozzi
Board Planner

Mayra Torres-Arenas
Board Secretary

AGENDA
REGULAR MEETING
ZONING BOARD OF ADJUSTMENT
THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: THURSDAY, OCTOBER 19, 2023
TIME: 7:30 P.M.
PLACE: COUNCIL CHAMBERS
THIRD FLOOR OF CITY HALL
155 MARKET STREET

THE FOLLOWING MATTER WILL BE HEARD:

- 1. Project ID# A2022-051**
152-156 Putnam Street, LLC
82 Mill Street, B# 4702, L(s)# 6

The applicant proposes to construct a new (2) two-story commercial structure to accommodate a new auto repair facility whereas this is prohibited within the zone. The applicant proposes a work area for repairs of vehicles on the 1st floor and office space on the 2nd floor. The applicant proposes a lot area of 2,500 sf. whereas 10,000 sf. is required. The applicant proposes a lot width of 25'ft. whereas 100'ft. is required. The applicant proposes a rear yard setback of 0'ft. whereas 20'ft. is required.

Requires Site Plan Approval, Use Variance and Bulk Variances
- FIRST APPEARANCE

- 2. Project ID# A2021-0051-2**
151 Crooks Avenue, LLC
151-159 Crooks Avenue, B# 7008, L(S)# 1, 2, 25 & 26

The applicant is seeking to construct a (5) five-story mixed-use development on the property. The first floor is to be composed of retail, lobby and parking space consistent with the requirements of the B-2 Business District. Additional parking is proposed on the building's 2nd floor, forty-two (42) residential units are proposed on the 3rd through 5th floors, with nine (9) two-bedrooms and five (5) one-bedrooms units per floor. A compliant number of one hundred seven (107) parking spaces, inclusive of the 10% EV credit, are proposed. The site is nearly 30,000 square feet which meets the lot requirements.

Requires Site Plan Approval, Use Variance and Bulk Variance
- FIRST APPEARANCE

- 3. Project ID# A2021-0074**
Pfister Roofing Co.
80 East 5th Street, B# 1907, L# 2

Brief Resolution Review

Maps and documents in support of the above applications are available for public inspection by appointment only in the office of the Division of Planning and Zoning, 125 Ellison Street, 4th Floor, Paterson, New Jersey, 9:00 a.m. to 2:00 p.m., Monday and Wednesday. Please contact Mayra Torres-Arenas, Board Secretary, at 973-321-1343 ext. 2349 or via e-mail at mtorres@patersonnj.gov for an appointment.

JOYED ROHIM, CHAIRMAN
MAYRA TORRES-ARENAS, BOARD SECRETARY